This instrument prepared by:
SHERRARD & ROE (KAB)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 9559 PG 401

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Mid-South Wire Co., Inc. P.O. Box 491 Nashville, TN 37202	~~NationsBank of Tennessee, N.A.~~ ~~One NationsBank Plaza~~ ~~414 Union Street~~ ~~Nashville, TN 37239~~ ~~Attn: Joe Dillingham~~ Mid South Wire Co.	Map 94-6, Parcel 3 Map 94-6, Parcel 6

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, R.D.R., L.P., a Tennessee limited partnership (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Mid-South Wire Co., Inc., a Tennessee corporation (hereinafter referred to as the "Grantee") and to the said Grantee's successors, and assigns certain real estate in the County of Davidson, State of Tennessee, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

This is improved property known as 1040 Visco Drive, Nashville, Tennessee 37202.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Title Exceptions"). Subject only to the Permitted Title Exceptions, Grantor further covenants and binds itself, its successors and representatives to warrant and forever defend forever the title to said Property to the Grantee and to the Grantee's successors and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has executed this instrument, on the 19th day of December, 1994.

R.D.R., L.P., a Tennessee limited partnership

By: RA, Inc., General Partner

By: David L. Rollins
David L. Rollins, President

21500

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David L. Rollins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be President of RA, Inc., which is the General Partner of RDR, L.P., a Tennessee limited partnership, the within named bargainor, a corporation, and that he as such President of the General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of the General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 19 day of December, 1994.

J. N. Finley Jr
Notary Public

My Commission Expires:
3-3-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This consideration for this transfer of property or value (whichever is greater) is $1,089,000.00.

David L. Rollins
AFFIANT

Sworn to and subscribed before me
this 19 day of December, 1994.

J. N. Finley Jr
NOTARY PUBLIC

My Commission Expires:
3-3-96

EXHIBIT A BOOK 9559 PG 403

Tract 1

Lot No. 31 as shown on the Plan of Visco Industrial Subdivision, Section 6, of record in Book 4175, page 39, Register's Office for Davidson County, Tennessee, more particularly described as follows:

A tract or parcel of land in the Third Civil District of Nashville, Davidson County, Tennessee, bounded on the South by Visco Drive, on the North by Cumberland River, and located East of Brown's Creek, as re-located, and more particularly described according to a survey prepared by Barge, Waggoner & Sumner, August 30, 1968, File No. 1968, as follows:

Beginning at a point on the northerly margin of Visco Drive and the centerline of a drainage ditch, North 62°37' East 5.00 feet from a concrete witness monument and being 930 feet, more or less, easterly from the centerline of Omohundro Place; thence, with said drainage ditch, North 27°23' West, crossing a witness line at 998.84 feet, a total distance of 1,047.67 feet to the mean low waterline of the Cumberland River; thence along said River, North 71°53' East 253.31 feet to a point; thence, leaving said River, South 27°23' East, passing a witness monument at 65.97 feet, a total distance of 1,006.89 feet to a concrete monument on the northerly margin of Visco Drive; thence, South 62°37' West 250.00 feet to the point of beginning, containing 5.90 acres, more or less.

Tract 2 7770 12/30 0101 03CHECK 4046.30

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 32 as shown on the Plan of Visco Industrial Subdivision, Section 6, of record in Book 4175, page 39, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 32 fronts 200.00 feet on the northerly side of Visco Drive and runs back between lines 1006.89 feet on its westerly line, and 966.22 feet on its easterly line to a line in the rear on which it measures 204.09 feet.

Being a portion of the same property conveyed to R.D.R., L.P., a Tennessee limited partnership, by deed from C. B. Rollins, Jr., Mary Ann Devor, and David L. Rollins, of record in Book 9201, page 85, Register's Office for Davidson County, Tennessee; the said C.B. Rollins, Jr. and Clark B. Rollins, Jr. being one and the same person and the said David L. Rollins and David Louis Rollins being one and the same person.

EXHIBIT B
PERMITTED EXCEPTIONS BOOK 9559PG404

(1) Taxes for the 1993 and 1994 years, a lien due and payable.

(2) Taxes for 1995 and subsequent years, a lien not yet due and payable.

(3) All matters shown on the Plan of Visco Industrial Subdivision, Section 6, of record in Book 4175, page 39, Register's Office for Davidson County, Tennessee (Tracts I and II), which includes the following: drainage and utility easement 10 feet in width, adjacent and parallel to the westerly boundary of Tract I; a 45 foot railroad spur track easement measuring 500 feet, more or less along and adjacent and parallel to the westerly line of Tract I, extending from Visco Drive in a northerly direction; and a 50 foot wide sanitary sewer easement adjacent to and parallel to the entire southerly boundary line of Tracts I and II.

(4) Easement for flowage of Cheatham Reservoir of record in Book 2271, page 287, Register's Office for Davidson County, Tennessee (Tracts I and II).

(5) Easement executed by David L. Rollins, Clark B. Rollins, Jr., and Mary Ann Devor to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through its Electric Power Board, of record in Book 4322, page 271, Register's Office for Davidson County, Tennessee. (Tract II).

(6) Grant of Easement by David L. Rollins and wife, Mary M. Rollins, Clark B. Rollins, Jr., and wife Margaret H. Rollins, and Mary Ann Devor and husband Richard C. Devor, to General Portland Properties, Inc. of record in Book 5871, page 174, Register's Office for Davidson County. (Tract I).

(7) Quitclaim Easement by David L. Rollins and wife, Mary M. Rollins, Clark B. Rollins, Jr., and wife Margaret H. Rollins, and Mary Ann Devor and husband Richard C. Devor, to General Portland Properties, Inc. of record in Book 5871, page 179, Register's Office for Davidson County. (Tract I).

(8) Subject to applicable zoning and building regulations and permits and all visible easements and encroachments.

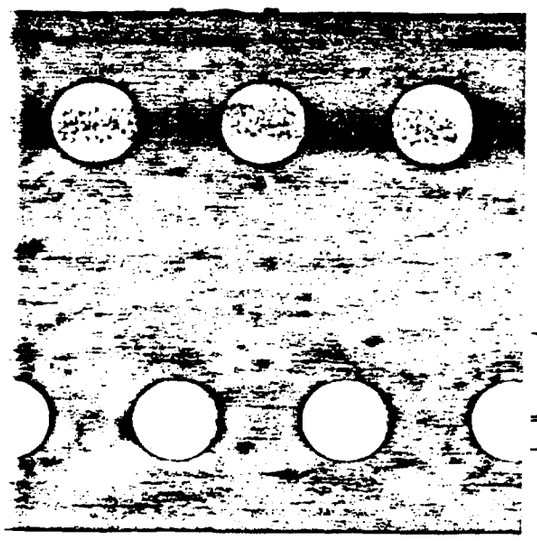
(9) Such matters as a current survey would disclose and rights of parties in possession.

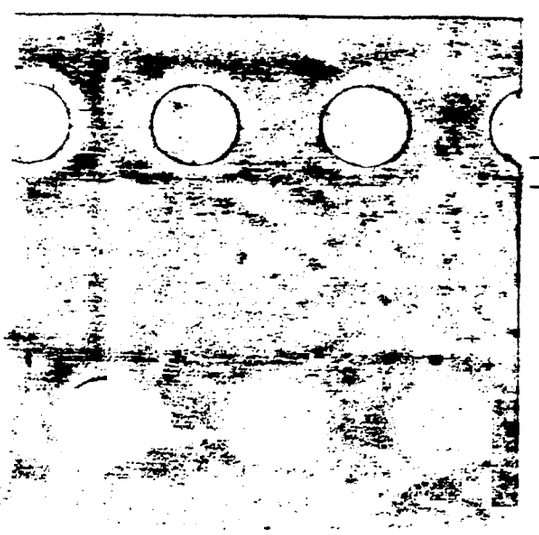
(10) Rights of upper and lower riparian owners in and to the waters of the Cumberland River adjoining the property, and the natural flow thereof, free from diminution or pollution.

(11) Easement for the flow of the Cumberland River.

(12) Any adverse claim based upon the assertion that: (a) some portion of the land has been created by artificial means, or has accreted to such portion so created; (b) some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Cumberland River or has been formed by accretion to any such portion.

(13) Such rights and easements for navigation and fishery which may exist over that portion of land lying beneath the waters of the Cumberland River.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9559 PG 405

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1089000.00
CON TX 4029.30
PRFEE 1.00
WDEED 16.00
TOTAL 4046.30
CHECK 4046.30
12/30/94 01 10:07 0001 7770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21500
IDENTIF. # REFERENCE

94 DEC 30 AM 10:07
REGISTER
DAVIDSON COUNTY, TN.

No. 867658